

**TOWN OF ROCKY HILL  
OPEN SPACE AND CONSERVATION COMMISSION  
MEETING OF MAY 14, 2014**

**1. CALL TO ORDER**

Chairman Ed Charamut called the Wednesday, May 14, 2014 meeting to order at 6:02 p.m. in the Town Council Room of the Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut, 06067.

Present:       Ed Charamut, Chairman  
                  Craig Riedinger, Vice Chairman (Leaves at 6:42 p.m.)  
                  Sandra Kelly, Secretary  
                  Todd Brown, Commissioner  
                  David Schweitzer, Commissioner  
                  Scott Stevens, Commissioner  
                  Larry Lindenberger, Commissioner

Alternates:   Christopher Duff  
                  Michelle Zak  
                  Rochelle Leone

Also:           Steve Sopelak, Engineering Dept.  
                  Eileen A. Knapp, Recording Secretary

**2. PLEDGE OF ALLEGIANCE**

Everyone stood and recited the Pledge of Allegiance.

**3. PUBLIC**

No one spoke from the public.

**4. PRESENTATION BY THE MDC - Update on the Clean Water Project;**

**Mr. Alan Pelletier, Project Manager with the Metropolitan District Commission** addressed the Commission and distributed three handouts updating the work being done by the MDC as part of the Clean Water Project in Rocky Hill. This project is a \$2 billion project overall, with a portion of it in Rocky Hill. The problem they are addressing in Rocky Hill is the occurrence of overflows in the sewer system. The first step in fixing the problem involves a complete upgrade to the Rocky Hill Water Purification Facility. This application is currently before the

Commission for approval and will increase the capacity of the plant from 20 million gallons per day to 27 million gallons per day. The project should be completed by 2017.

The second step is the increase of the conveyance or transportation of waste water down to the treatment plant. The MDC is installing a large pipe to relieve the Wethersfield interceptor. This will reroute the flow and bring it directly to the plant, relieving the pressure on the Goff Brook interceptor.

The final step is to prevent infiltration and inflow from leaking pipes and manholes by repairing the the pipes in Rocky Hill. The MDC is also repairing pipes in Wethersfield because a lot of that flow goes into the Rocky Hill system.

## **5. APPLICATIONS FOR PERMIT**

### **A. Valentine Builders LLC – Proposed 9 lot subdivision and related improvements at 3149 Main Street and Southbrook Road. Assessor's #37-05-013;**

**A MOTION was made by Vice Chairman Riedinger to approve the application for a permit Valentine Builders LLC – Proposed 9 lot subdivision and related improvements at 3149 Main Street and Southbrook Road, with the following conditions:**

- 1. That the Homeowner's Resource Handbook be a component of the permit and be given to each homeowner and also that a copy is filed on the land records and filed on each deed.**
- 2. That a 5-year monitoring plan for the site be performed by an environmental expert and updates to the Commission be given at the end of each fall season.**
- 3. That markers and placards be placed at all angle points of the conservation easement.**
- 4. That underdrains be incorporated into the proposed swale located to the west of the parcel and the trees along the property line to remain as per the proposed revision.**
- 5. Final grading for the rain gardens on each lot must be approved by the Staff.**
- 6. That all invasive species on the site along the conservation easement be harvested prior to the filing of the legal documents.**
- 7. That no sidewalk along Main Street be proposed at this time due to the adverse affects to the wetlands.**
- 8. That a cash bond in an amount to be determined by the staff be posted by the permit holder.**

**Vice Chairman Riedinger said he believes the Applicant complied with Section 8.4 of the Regulations and specifically Section 8.4b, by revising the plans, making the proposal more environmentally appealing and easier to support. Seconded by Commissioner Kelly.** Commissioner Schweitzer said he felt that this application is proposing too much on this site specifically the back three lots. Commissioner Brown said he has a lot of problems with Lots 8 & 9 and the effects this development will have on the wetlands. He is concerned that the Town will be the one responsible for clearing out the catch basins. Commissioner recused himself for this application. Commissioner Duff wondered if their decision to waive the sidewalks on Main

Street would be supported by other Commissions. **5 were in favor (Charamut, Riedinger, Stevens, Kelly, Duff), 2 opposed (Brown, Schweitzer), MOTION CARRIED.** (Commissioner Lindenberger recused himself for this application. Commissioner Duff voted in his place.)

**A FRIENDLY AMENDMENT was made by Commissioner Duff adding condition #9, That the approval includes monitoring by Town Staff after periods of heavy rain storms and to ensure that the drainage and erosion control measures on the entire site are functioning as intended. Friendly Amendment accepted by Vice Chairman Riedinger.**

Commissioner Kelly wondered if Condition #2 should be more specific as to what they are supposed to monitor. Vice Chairman Riedinger said he envisioned an entire site review covering everything. He noted that as far as cleaning the catch basins, the Town is responsible for that for every development if it is on a Town road.

**A FRIENDLY AMENDMENT was made by Commissioner Stevens that prior to, during and post construction the site be inspected by a qualified environmental consultant for turtles and if found, move them out of the construction area preferably in the direction they are heading and to put up silt fencing as a barrier before construction begins. Friendly Amendment accepted by Vice Chairman Riedinger.**

**B. Metropolitan District Commission – c/o Alan Pelletier proposed improvements to the Pollution Center Facility located at 80 Goff Brook Lane;**

**Mr. Scott Bonnet, Project Manager with Hazen & Sawyer** addressed the Commission representing the Applicant and introduced Mr. Galen Semprebon.

**Mr. Galen Semprebon Professional Engineer with Zuvic Carr and Associates** said at the last meeting they went through the entire project and tonight he wanted to present some of the changes they made as a result of comments made by the Commission. They have added a note to the plan restricting contractor access through the gate at the northwest corner of the site. They also changed the plans to double up the silt fencing along the detention basin.

### **Commissioner Comments/Questions**

Vice Chairman Riedinger asked if the construction would take place year round for the whole 3 year period. Mr. Bonnet said they would be working throughout the entire year. Vice Chairman Riedinger wanted to confirm that the plant would not lose any capacity during this construction period. Mr. Bonnet said there will have to be temporary shut downs at night but that will be short term (about 6 hours) and he noted that the Department of Environmental will be heavily involved in monitoring this work.

Commissioner Duff asked if they knew when the MDC would be coming back for a permit to upgrade the pipes that discharge from this plant into the Connecticut River. Mr. Bonnet said he doesn't know when they will be back but it would have to be in the next three years because of the consent decree deadline.

Chairman Charamut asked how far clarifier #3 goes into the upland review area. Mr. Semprebon said it would be 5-10' into the upland review area. Chairman Charamut asked if there were any concerns about animals getting into the clarifiers because they are open structures. Mr. Bonnet said that is not a concern.

**A MOTION was made by Commissioner Schweitzer to approve the application for a permit for Metropolitan District Commission – c/o Alan Pelletier proposed improvements to the Pollution Center Facility located at 80 Goff Brook Lane. Seconded by Vice Chairman Riedinger. All were in favor, MOTION CARRIED UNANIMOUSLY.**

**\*Vice Chairman Riedinger leaves the meeting at 6:42 p.m.**

**6. MINUTES/WORKING NOTES** presented for approval for April 9, 2014;

**A MOTION was made by Commissioner Kelly to approve the minutes and working notes of April 9, 2014 with changes. Seconded by Commissioner Schweitzer. All were in favor, MOTION CARRIED UNANIMOUSLY.**

## **7. DISCUSSION**

### **A. Open Space**

No discussion.

### **B. Legislation**

No discussion.

### **C. Conferences**

Mr. Sopelak said the DEEP is holding training for Municipal Inland Wetlands Agencies for any Commissioner that is interested.

## **8. CORRESPONDENCE, COMMUNICATIONS**

Commissioners received the following correspondence:

- Copies of a letter from Spectra Energy regarding Algonquin Gas Transmission's plan to upgrade gas pipes in Rocky Hill.
- A Courant Article regarding a bill that would ban public input on subdivision applications.

## **9. OTHER BUSINESS**

Chairman Charamut asked about the status of the erosion problems at the Brookwood Village Condominiums. Mr. Sopelak said the Owners have retained Close, Jensen and Miller but the Engineers have not submitted any plans as of this time. Mr. Sopelak said he would ask Bob to e-mail a complete update of the situation as soon as possible. The Commission was concerned about additional erosion and the fact it doesn't seem that the problem has been addressed in an urgent fashion, even though residents have been displaced from their homes. Chairman Charamut passed around an article from the Courant about the Brookwood situation.

**10. ADJOURN**

**A MOTION was made by Commissioner Kelly to adjourn. Seconded by Commissioner Schweitzer. All were in favor, MOTION CARRIED UNANIMOUSLY.**

Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Eileen A. Knapp  
Recording Secretary